

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: Sevdil Amzaji
Debtor,

Nationstar Mortgage LLC
Movant.

v.

Sevdil Amzaji
Debtor/Respondent,

Kenneth E. West, Office of the Chapter 13
Standing Trustee, Trustee
Additional Respondent.

BANKRUPTCY CASE NUMBER
19-16490 - AMC

CHAPTER 13

11 U.S.C. § 362

CERTIFICATION OF DEFAULT

The undersigned, Attorney for Movant, certifies that Debtor has defaulted upon the terms of this Court's Stipulation and Order dated May 15, 2023. It is further certified that the attached notice, marked as Exhibit "A," was served upon the Debtor and Debtor's Attorney on February 5, 2024. The Debtor has failed to cure the default as set forth in the Notice. The Debtor has failed to make the following payments:

Regular payments of \$2,323.31 from December 1, 2023 through February 1, 2024	\$6,969.93;
Attorney Fees associated with this default	\$300.00
Less Debtor's Suspense	\$(1,254.12)
TOTAL DEFAULT	\$6,015.81

Accordingly, pursuant to the Stipulation and Order, Movant respectfully requests this Court to enter the attached Order granting Movant relief from the automatic stay.

Respectfully submitted,

Dated: February 27, 2024

By: /s/ Christopher A. DeNardo
Christopher A. DeNardo 78447
Heather Riloff - 309906
Leslie J. Rase, 58365
LOGS Legal Group LLP
985 Old Eagle School Road, Suite 514
Wayne, PA 19087
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ORDER

AND NOW, this _____ day of _____, 2024, after notice to all required parties and certification of default under the terms of this Court's Order of May 15, 2023 it is

ORDERED AND DECREED that the Automatic Stay of all proceedings, as provided under Section 362 of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (the "Code"), 11 U.S.C. § 362, is lifted to allow Movant, or its successors, if any, to proceed with, or to resume proceedings in Mortgage Foreclosure, including, but not limited to Sheriff's or Marshal's Sale of 9410 Evans Street, Philadelphia, PA 19115; and to take action, by suit or otherwise as permitted by law, in its own name or the names of its assignee, to obtain possession of said premises; and it is

FURTHER ORDERED that Rule 4001(a)(3) is not applicable and Movant, or its successors, if any, may immediately implement this order.

BY THE COURT:

HONORABLE ASHELY M. CHAN
UNITED STATES BANKRUPTCY JUDGE

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CERTIFICATE OF SERVICE

I, Christopher A. DeNardo, an employee of the law firm of LOGS Legal Group LLP hereby certify that I caused to be served true and correct copies of Certification of Default by First Class Mail, postage prepaid, at the respective last known address of each person set forth below on this 27th day of February, 2024:

Sevdil Amzaji
9410 Evans Street
Philadelphia, PA 19115

Barija Amzaji
9410 Evans Street
Philadelphia, PA 19115

Ronald G. McNeil, Esquire, McNeil Legal services
1333 Race Street
Philadelphia, PA 19107
r.mcneil1@verizon.net - VIA ECF

Kenneth E. West, Office of the Chapter 13 Standing Trustee, Trustee
1234 Market Street - Suite 1813
Philadelphia, PA 19107
ecfemails@ph13trustee.com - VIA ECF

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS
TRUE AND CORRECT.

/s/ Christopher A. DeNardo

Christopher A. DeNardo 78447

Heather Riloff - 309906

Leslie J. Rase, 58365

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